

CITY OF ALBUQUERQUE



December 18, 2018

Roger Cinelli R.A.
Roger Cinelli & Associates Inc.
2418 Manuel Torres Ln NW
Albuquerque, NM 87107

Re: Marble Townhomes, 6001 Marble Ave NE
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 11-7-17 (J18D046)
Certification dated 12-06-18

Dear Mr. Cinelli

Based upon the information provided in your submittal received 12-17-18, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact Ernie Gomez at (505) 924-3981 or me at (505) 924-3991.

Sincerely,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

Ernie Gomez,
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: CO Clerk, File

The map shows a grid of streets. The main horizontal street is labeled "MARBLE AVE N.E.". To the left of this street is a vertical street labeled "VALENCIA". To the right is a vertical street labeled "C-1". At the bottom of the map is a horizontal street labeled "FAIR PLAZA". A red rectangle highlights a lot at the intersection of Marble Ave N.E. and C-1. The lot is labeled "C-1" and "1008215". The map also shows other streets like "SOUTHERN RD" and "HILL RD". Lot numbers are visible in various blocks, such as 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100. A scale bar at the bottom indicates distances in feet (0, 100, 200, 300, 400, 500, 600, 700, 800, 900, 1000).

1" = 500'

[illegible]

DESIGN CRITERIA

PROJECT TITLE: TOWNHOMES FOR
FOR MARBLE TOWNHOMES L.L.C.
6001 MARBLE AVE. N.E.
ALBUQUERQUE, NEW MEXICO

SEAL	DATE NOV 2017	PROJECT NO. TIRY42
	DRAWING NO.	

CIVIL101

REVISÉ 11/20/17

Scale: 1" = 20'-0"

PROPOSED PARKING:
OFF STREET PARKING = 64 PARKING SPACES
(INCLUDING GARAGE SPACES) **COMPLIES**

Cinelli

ARCHITECTS

OFFICE (505) 243-8211 FAX (505) 243-8196

ROGER CINELLI & ASSOCIATES, INC. 2418 MANUEL TORRES LANE N.W. ALBUQUERQUE, NEW MEXICO 87107

12/6/2018

CITY OF ALBUQUERQUE
TRANSPORTATION DEVELOPMENT SECTION
PLAZA DEL SOL BUILDING
600 2ND STREET N.W.
ALBUQUERQUE, NEW MEXICO 87102

RE: TWO STORY TOWNHOUSE PROJECT WORKING DRAWINGS – (24) UNITS TOTAL IN FOUR BUILDING – **6001 MARBLE AVE N.E.**, ALBUQUERQUE, NEW MEXICO – **J18-D046** - ARCHITECT'S STAMP DATED 11/20/2017 - TCL APPROVED 11/22/2017 - **FINAL SITE CERTIFICATION**

DEAR SIRs,

I, ROGER CINELLI, NMRA 1102, OF THE FIRM, ROGER CINELLI & ASSOCIATES INC, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE TCL APPROVED PLAN, APPROVAL LETTER DATED 11/22/2017.

I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON DECEMBER 5, 2018. THE INTERMEDIATE PEDESTRIAN SIDEWALK TO MARBLE AVE IS 4' WIDE. ALL OTHER SIDEWALKS HAVE BEEN CONSTRUCTED AS PER PLAN.

I FURTHER SUBMIT THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR A PERMANENT CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

SINCERELY,

Roger Cinelli
ROGER CINELLI, ARCHITECT

12/6/18
DATE



12/6/18



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 3/2018)

Project Title: MARBLE TOWNHOMES Building Permit #: 2018-01832 Hydrology File #: J18-D046
DRB#: _____ EPC#: 1011325/17EPC-40029 Work Order#: _____
Legal Description: MARBLE TOWNHOMES
City Address: 6001 MARBLE AVE NE

Applicant: ROGER CINELLI & ASSOCIATES INC. Contact: ROGER
Address: 2418 MANUEL TORRES LN NW ALB. N.M. 87107
Phone#: 505-243-8211 Fax#: 505-243-8196 E-mail: rcinelli@q.com
Other Contact: MARBLE TOWNHOMES LLC Contact: AHMET TIRYAKI
Address: 1815 CAGUA PL NE
Phone#: 505-615-4278 Fax#: _____ E-mail: atiryaki@comcast.net

Check all that Apply:

IS THIS A RESUBMITTAL?: ☒ Yes ☒ No

DEPARTMENT:

☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION

TYPE OF SUBMITTAL:

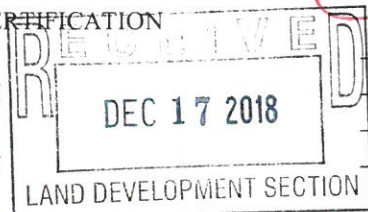
☐ ENGINEER/ARCHITECT CERTIFICATION
☐ PAD CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
☐ ELEVATION CERTIFICATE
☐ CLOMR/LOMR

☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)

☐ OTHER (SPECIFY) _____
☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR
☐ FLOODPLAIN DEVELOPMENT PERMIT
☐ OTHER (SPECIFY) _____



DATE SUBMITTED: 12/6/2018 By: ROGER CINELLI

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: \$110.00

\$40 Admin Fee